

007.0

0002

0011.0

Map

Block

Lot

1 of 1

Residential

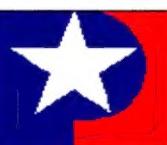
CARD ARLINGTON

Total Card / Total Parcel

1,110,400 / 1,110,400

USE VALUE: 1,110,400 / 1,110,400

ASSESSED: 1,110,400 / 1,110,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
78-80		ORVIS RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KRIKETOS KATHERINE	
Owner 2: LIFE ESTATE	
Owner 3:	
Street 1: 80 ORVIS ROAD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

**PREVIOUS OWNER**

Owner 1: KRIKETOS CALLIOPE L/ESTATE -
Owner 2: -
Street 1: 78 ORVIS ROAD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .106 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3601 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 18 Rooms, and 8 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4600		Sq. Ft.	Site		0	80.	1.21	1									446,399						446,400	

Total AC/Ha: 0.10560

Total SF/SM: 4600

Parcel LUC: 104 Two Family

Prime NB Desc ARLINGTON

Total: 446,399

Spl Credit

Total: 446,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

**USER DEFINED**

Prior Id # 1: 6326
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Date Time
12/29/21 18:51:48
ekelly
680
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																															
Type: 13 - Multi-Garden	2T - 2 & 3/4 Sty	Full Bath: 2	Rating: Average	A Bath: 1	Rating: Average																																						
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:																																						
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:																																						
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:																																								
Roof Struct: 2 - Hip	<b>OTHER FEATURES</b>			Kits: 2	Rating: Good	1st Res Grid   Desc: Line 1   # Units: 2																																					
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR					BR	FB	HB	L	O																					
Color: YELLOW				Fpl:	2	Rating: Average																																					
View / Desir:				WSFlue:	Rating:	Other																																					
<b>GENERAL INFORMATION</b>				Location:									Upper																														
Grade: C - Average				Total Units:									Lvl 2																														
Year Blt: 1925	Eff Yr Blt:				Floor:													Lvl 1																									
Alt LUC:	Alt %:			% Own:									Lower																														
Jurisdct: G6	Fact: .			Name:									Totals	RMS: 18	BRs: 8	Baths: 2	HB																										
Const Mod:																																											
Lump Sum Adj:																																											
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																																							
Avg Ht/FL: STD	Phys Cond: GD - Good			18. %	REMODELING																																						
Prim Int Wal: 2 - Plaster	Functional:			%	RES BREAKDOWN																																						
Sec Int Wall:	Economic:			%	Exterior:	No Unit	RMS	BRS	FL																																		
Partition: T - Typical	Special:			%	Interior:	2	9	4																																			
Prim Floors: 4 - Carpet	Override:			%	Additions: 2005	Kitchen:																																					
Sec Floors:				Total: 18.6 %	Baths:																																						
Bsmnt Flr: 12 - Concrete																				Plumbing:																							
Subfloor:																				Electric:																							
Bsmnt Gar:																				Heating:																							
Electric: 3 - Typical																				General:	2	18	8																				
Insulation: 2 - Typical																				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>																			
Int vs Ext: S																				Basic \$ / SQ:	180.00	Rate	Parcel ID	Typ	Date	Sale Price																	
Heat Fuel: 1 - Oil																				Size Adj.: 0.94162613																							
Heat Type: 5 - Steam																				Const Adj.: 0.98000205																							
# Heat Sys: 2																				Adj \$ / SQ: 166.103																							
% Heated: 100																				Other Features: 142500																							
Solar HW: NO	Central Vac: NO																				Grade Factor: 1.00																						
% Com Wal	% Sprinkled																				NBHD Inf: 1.00000000																						
																NBHD Mod:																											
																LUC Factor: 1.00																											
																Adj Total: 804650																											
																Depreciation: 149665																											
																Depreciated Total: 654985																											
																WtAv\$/SQ:		AvRate:		Ind.Val:																							
																Juris. Factor: 1.00		Before Depr:	166.10																								
																Special Features: 0		Val/Su Net:	133.08																								
																Final Total: 655000		Val/Su SzAd:	181.92																								
																<b>PARCEL ID</b> 007.0-0002-0011.0																											
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:																															
<b>SPEC FEATURES/YARD ITEMS</b>																<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value																									
3	Garage	D	Y	1	20X20	AV	A	1925	21.25	T	0	104			8,500			8,500																									
19	Patio	D	Y	1	15x12	A	AV	1975	4.33	T	35.2	104			500			500																									
More: N	Total Yard Items:	9,000	Total Special Features:		Total:	9,000																																					